

CNU

PLACEMAKERS
MOUZON DESIGN
ANDREW VON MAUR
CRABTREE GROUP
FULLER SEARS
ZIMMERMAN/VOLK
GIBBS PLANNING

TIB RISING

TIB GOALS

*An area that is a complete neighborhood with **thriving, multicultural residential and business** communities with vibrant places where everyone can **live, work, shop and play**. The area is a **safe and walkable destination** with an **authentic main street** that is **connected** to other destinations. There is an emphasis on self-sustaining, living wage **employment** opportunities here.*



Image Credit: Steve Mouzon

TIB TODAY

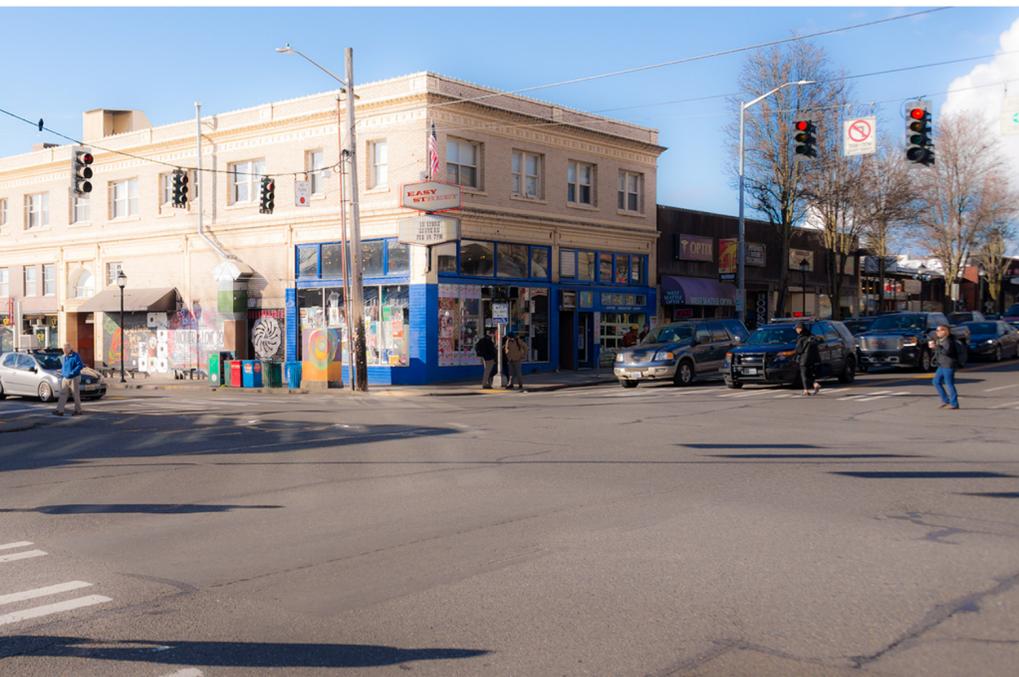


Image Credits: Steve Mouzon

WHAT WE WANT TO BE



COMMUNITY DIRECTION



YOU SAID

Respect our vision

Image Credit: Andrew von Maur



Image Credit: CNU

LANCASTER, CA **BEFORE**



Image Credit: CNU

LANCASTER, CA **AFTER**



CINEMA 7

WELCOME TO LAS VEGAS

Kiki's Handbags • Shoes Accessories

Happy Tails

\$280 million

ECONOMIC REVENUE GENERATED

9.53%

INCREASE IN DOWNTOWN PROPERTY VALUES

52 businesses

FROM FROM 2009 TO 2012



PROTECTED BIKE LANE



UNPROTECTED BIKE LANE



YOU SAID

Preserve our cultural diversity

Image Credit: Andrew von Maur



148th



TUKWILA INTERNATIONAL MARKET

EAST AFRICAN
BAZAAR

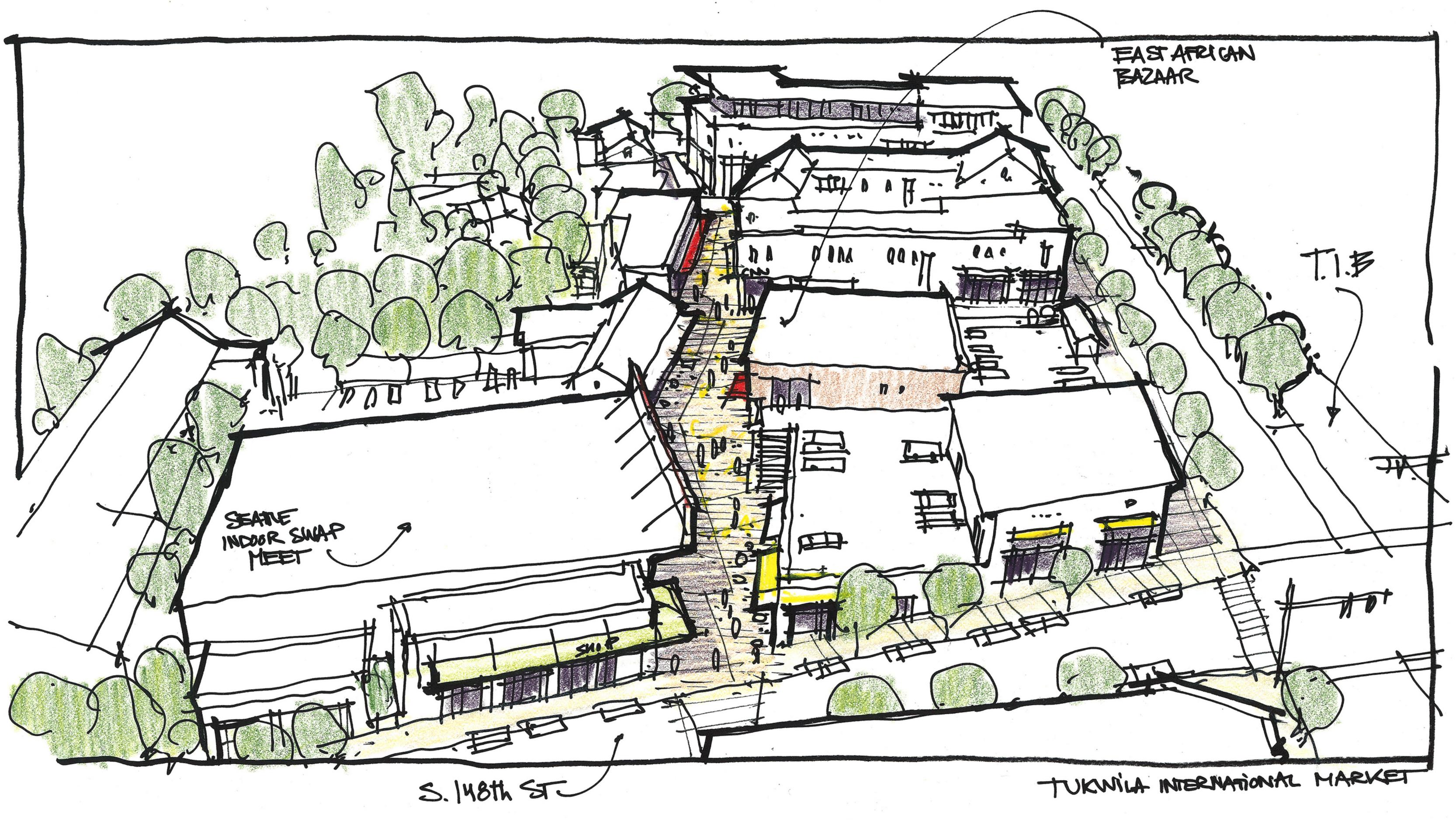
T.I.B

SEATTLE
INDOOR SWAP
MEET

SHIP

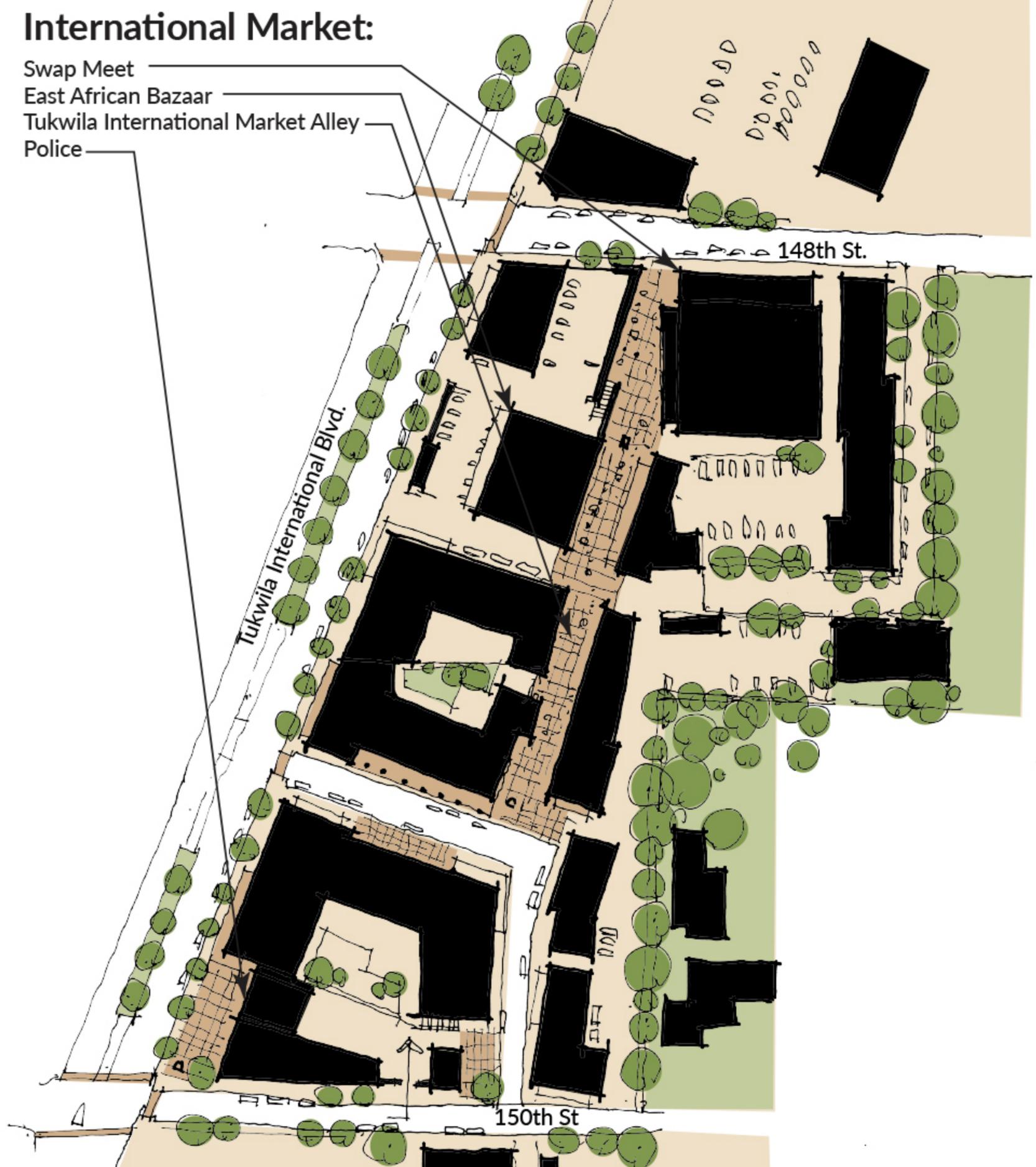
S. 148th ST

TUKWILA INTERNATIONAL MARKET



International Market:

- Swap Meet
- East African Bazaar
- Tukwila International Market Alley
- Police





**EAST AFRICAN
BAZAAR**

Tukiwila Home
Fashion &

\$ PLUS

- CLOTHES.SHOES**
- WATCHES.RUGS**
- CALLING CARDS**
- PERFUMES & ALL**
- ITEMS FOR \$ PLUS**

OPEN 7 DAYS A WEEK

(206)246-4458

FAX: 246-4400



AMERICAN TREASURES

CAFE YARMARKA
A Taste of Russia

MADE IN WASHINGTON
A Seal of Quality Product
Made Only in Washington State

Pike Place Chowder

Historic

Gypsies
ENTERTAINMENT

Pike Place Chowder

EL MERCADO LATINO

MEET THE PRODUCER

LA SALLE HOTEL





TUKWILA INTERNATIONAL BOULEVARD

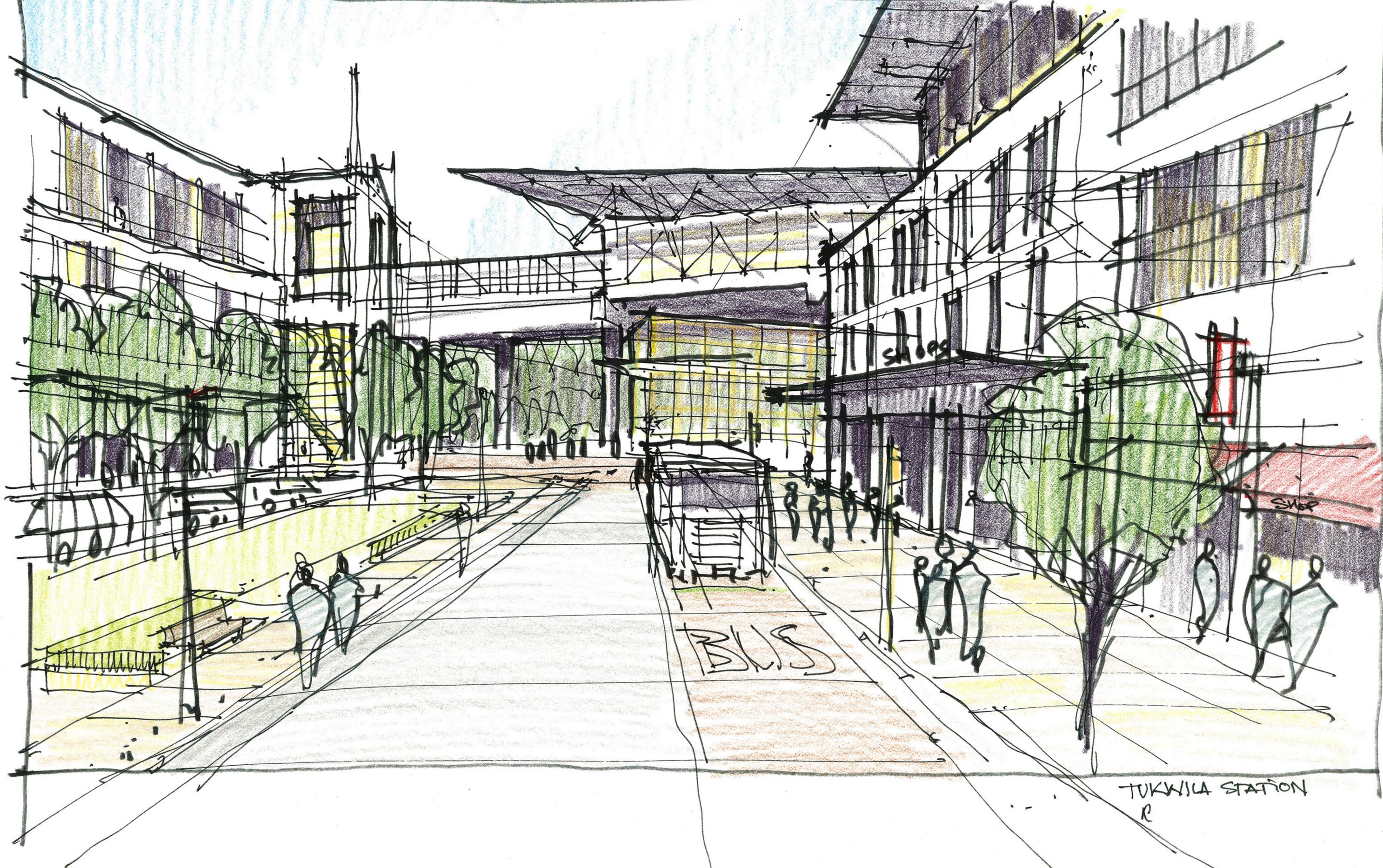


YOU SAID

Improve station safety

Image Credit: Paul Crabtree

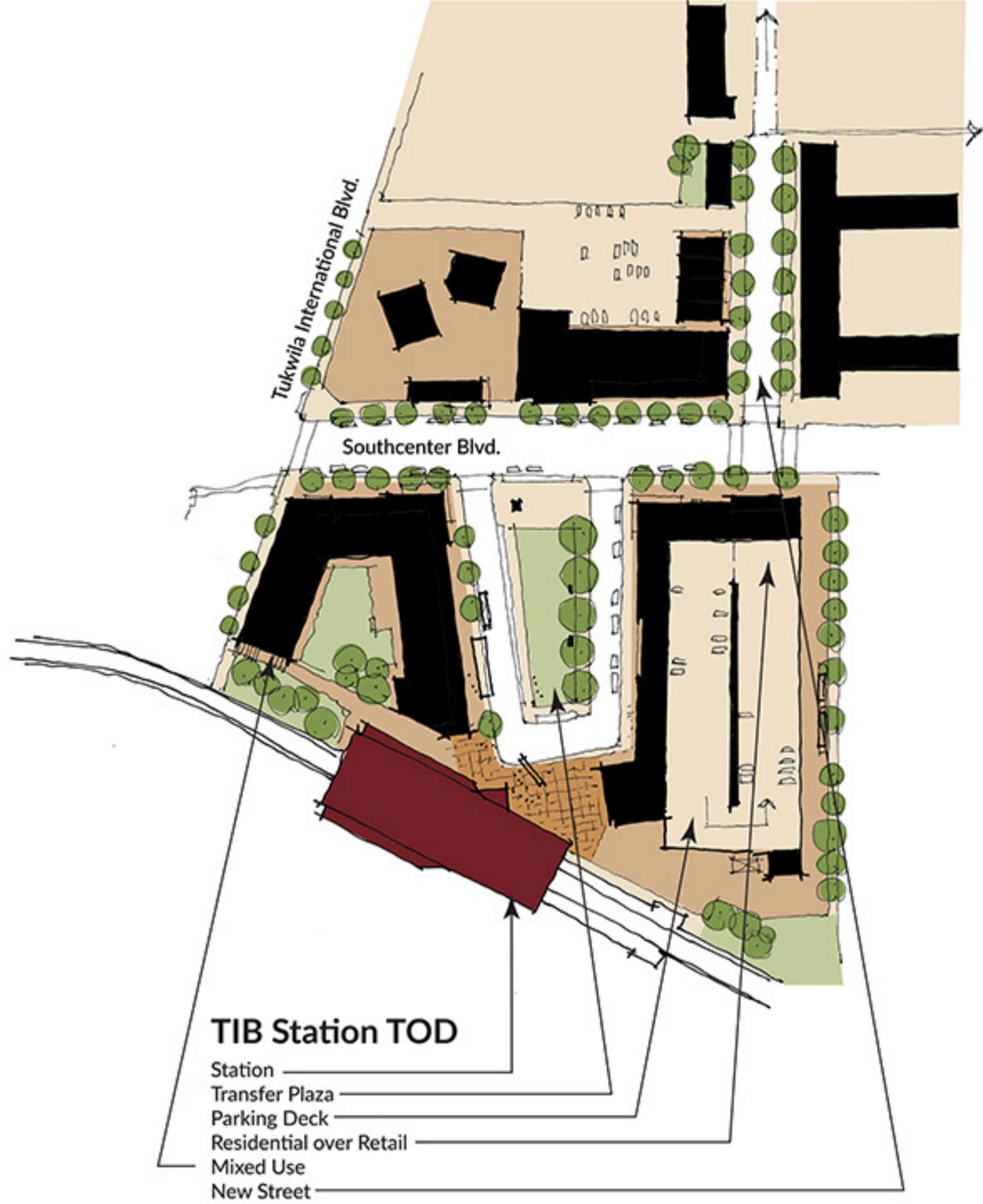




TUKWILA STATION
R



TUKWILA STATION



TIB Station TOD

Station

Transfer Plaza

Parking Deck

Residential over Retail

Mixed Use

New Street

HOW DO WE
GET IT DONE?

1. Re-striping
2. Code Amendments
3. Incremental Development

THREE STEPS

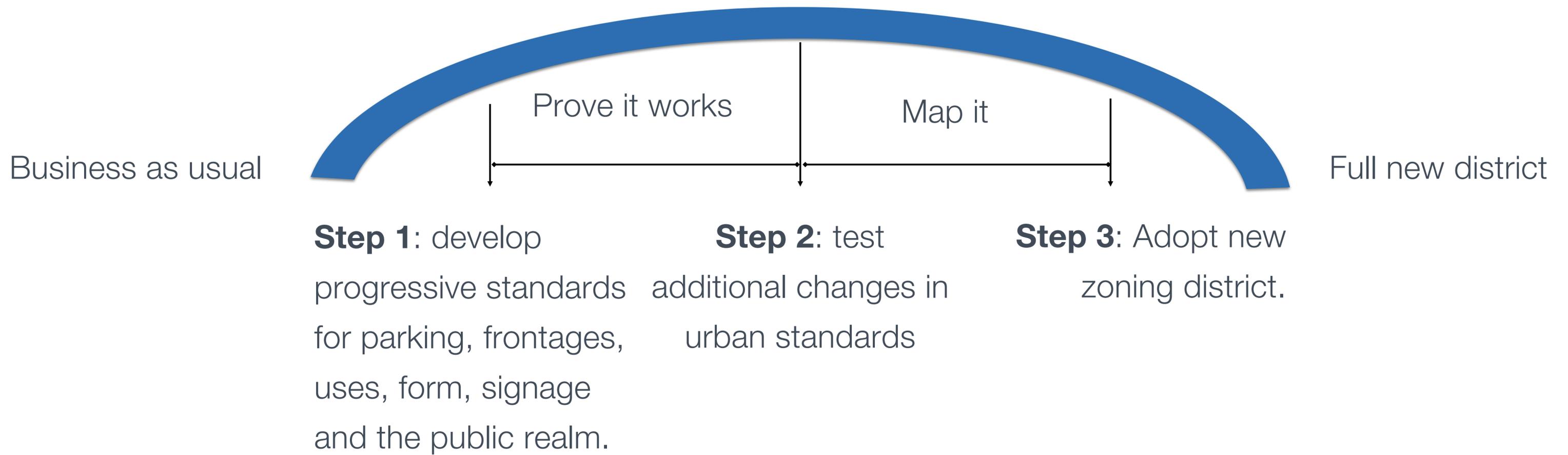


CODE CHANGES

Usual Barriers

- **Expensive**
- **Complicated**
- **Requires:**
 - a long time
 - political will
 - public buy in

INCREMENTAL CHANGE

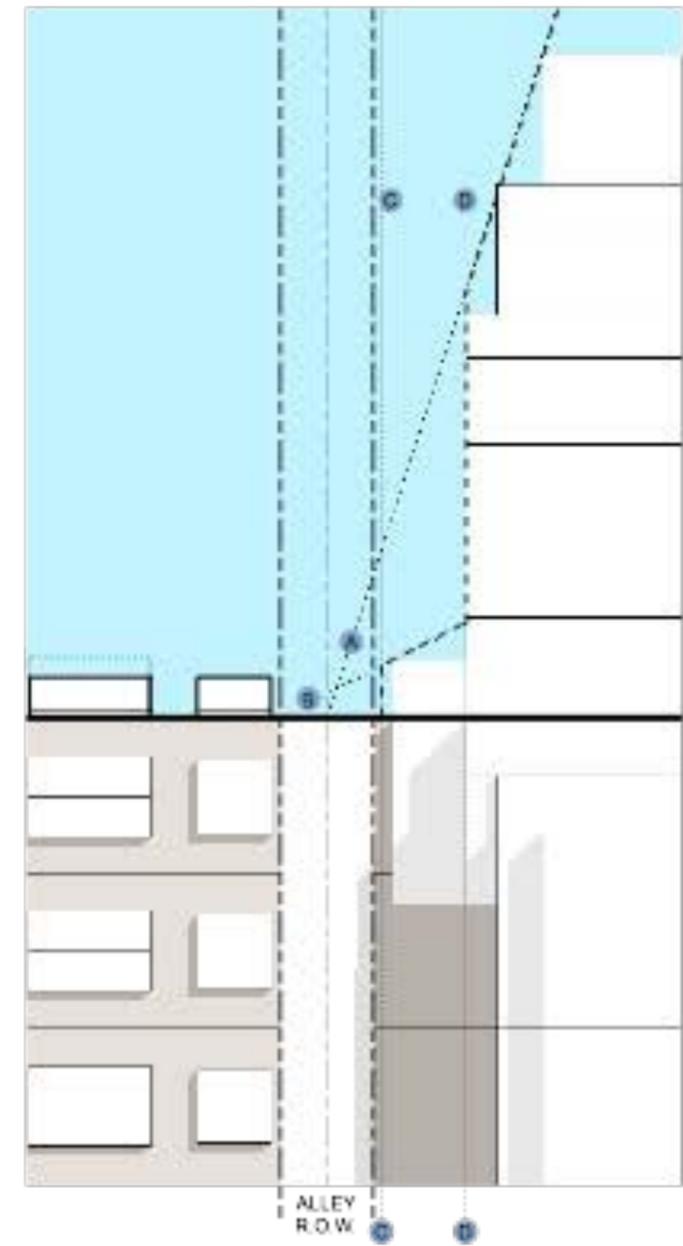




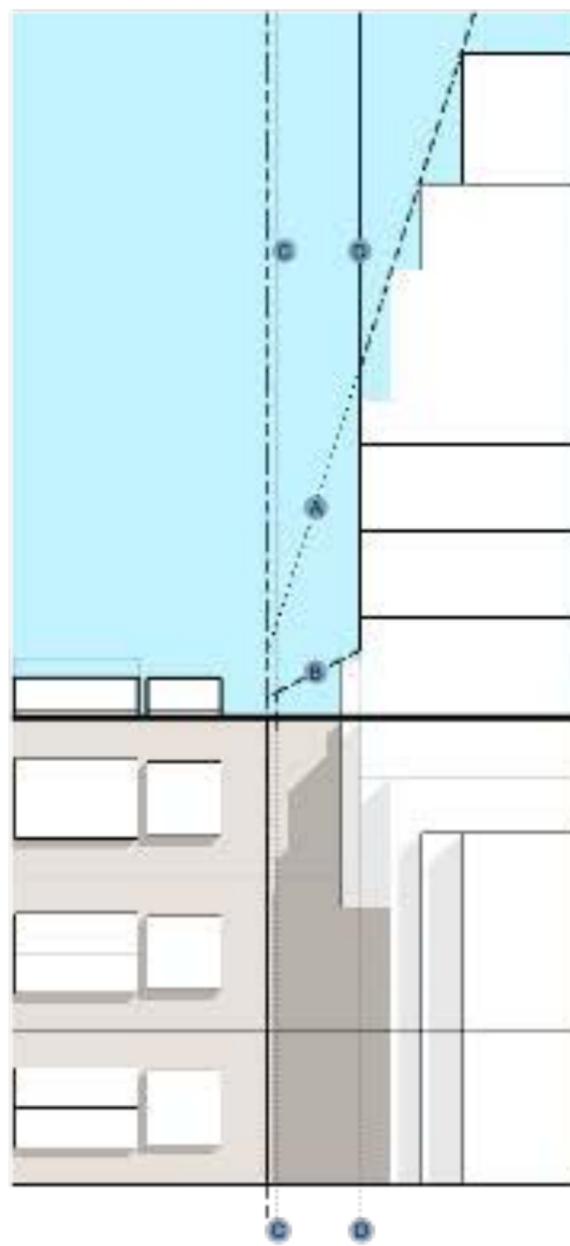




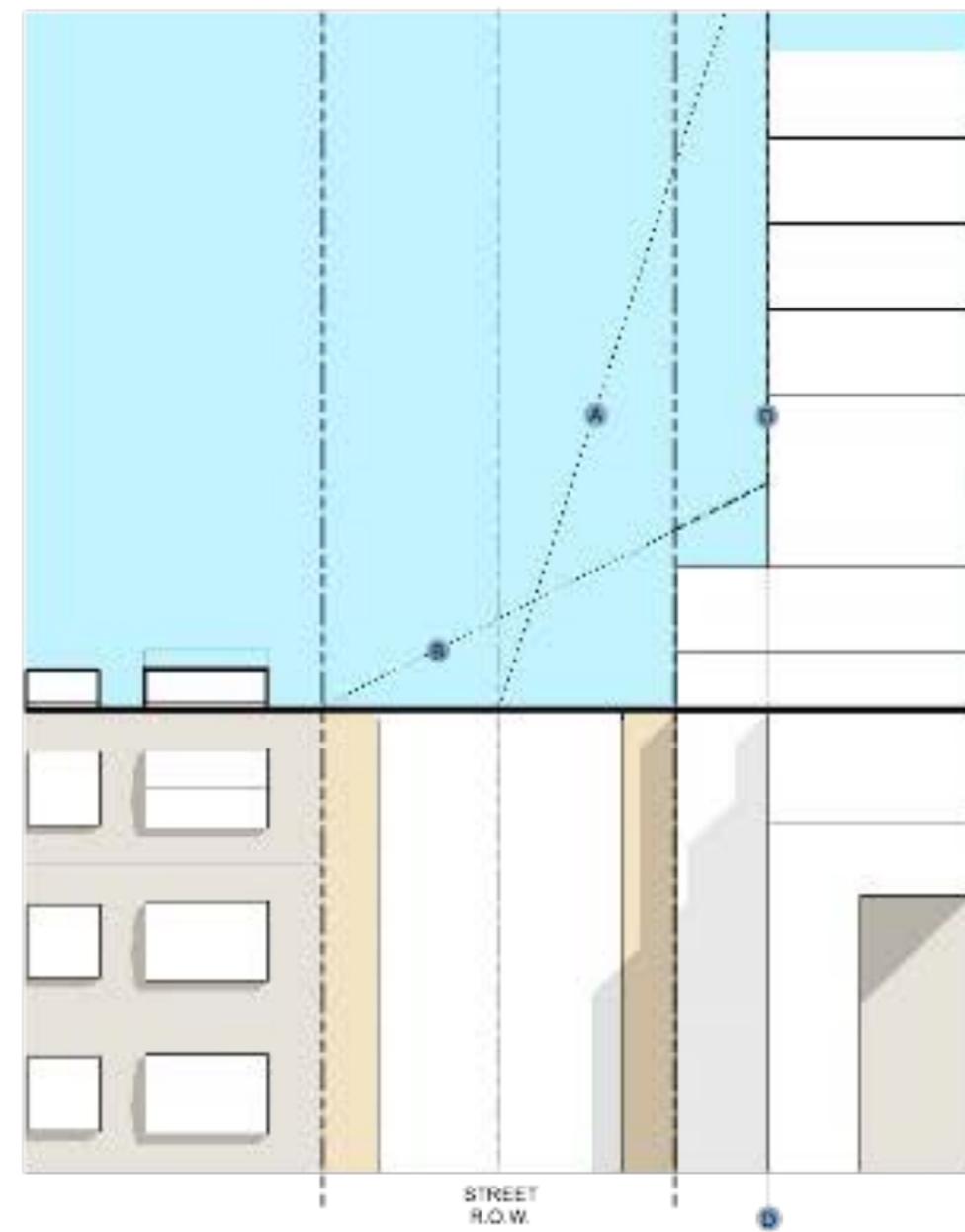
TRANSITIONS



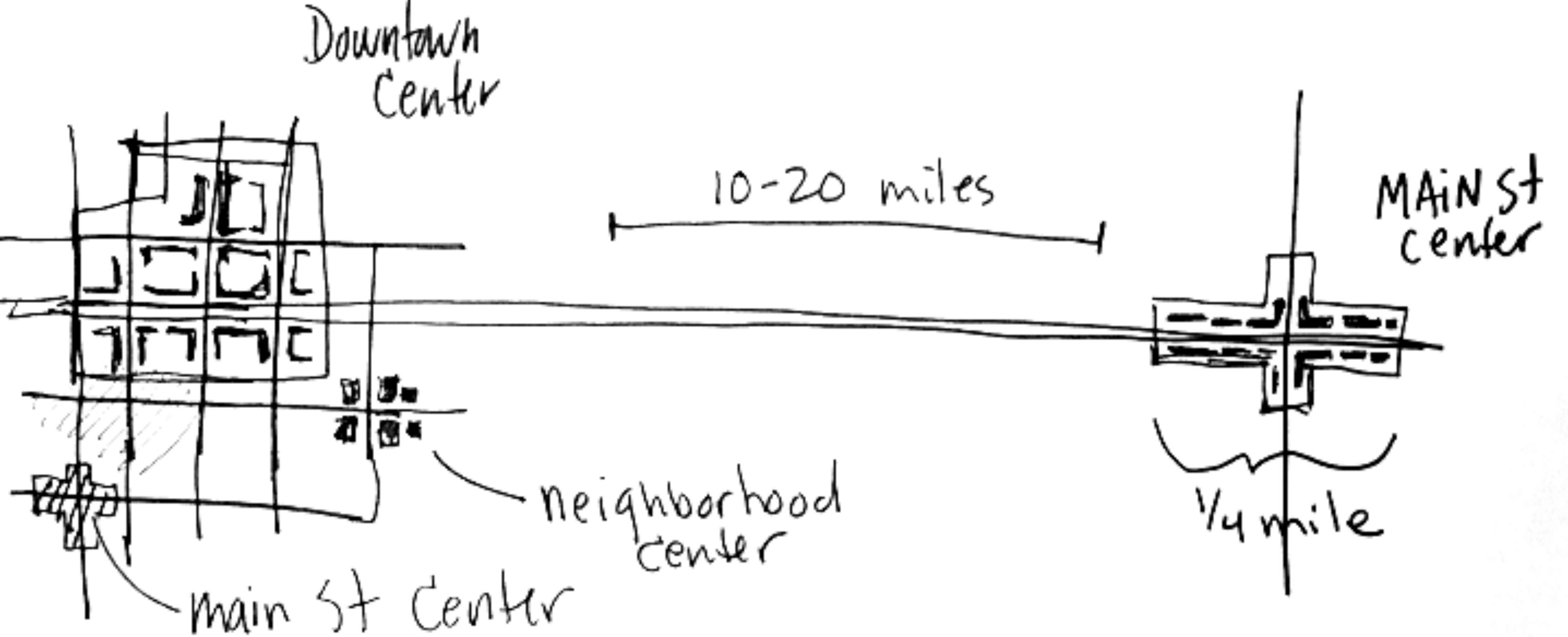
across alley



adjacent lot

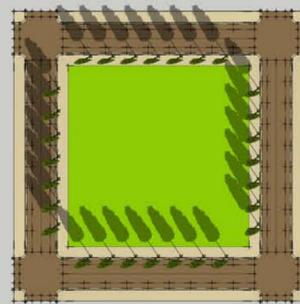


across street



BUILDING BLOCKS

Portland
200 x 200



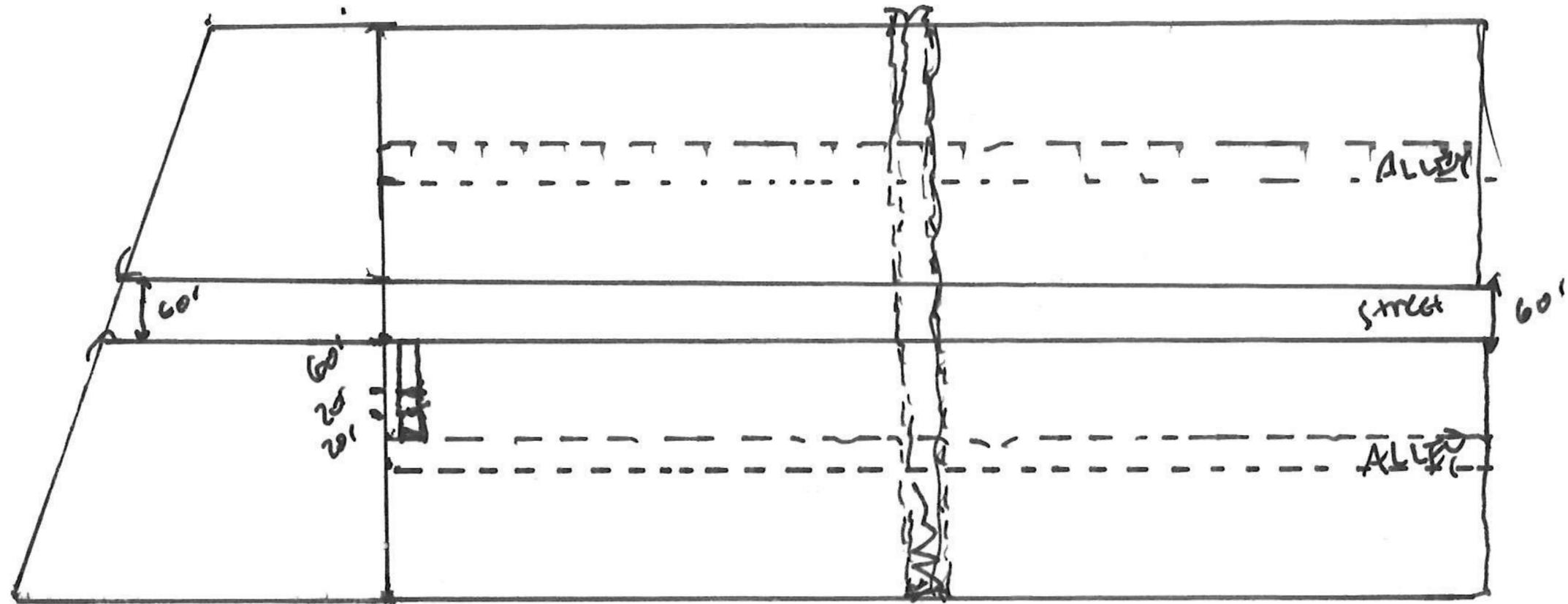
Seattle
330 x 330



Tukwila
660 x 1320

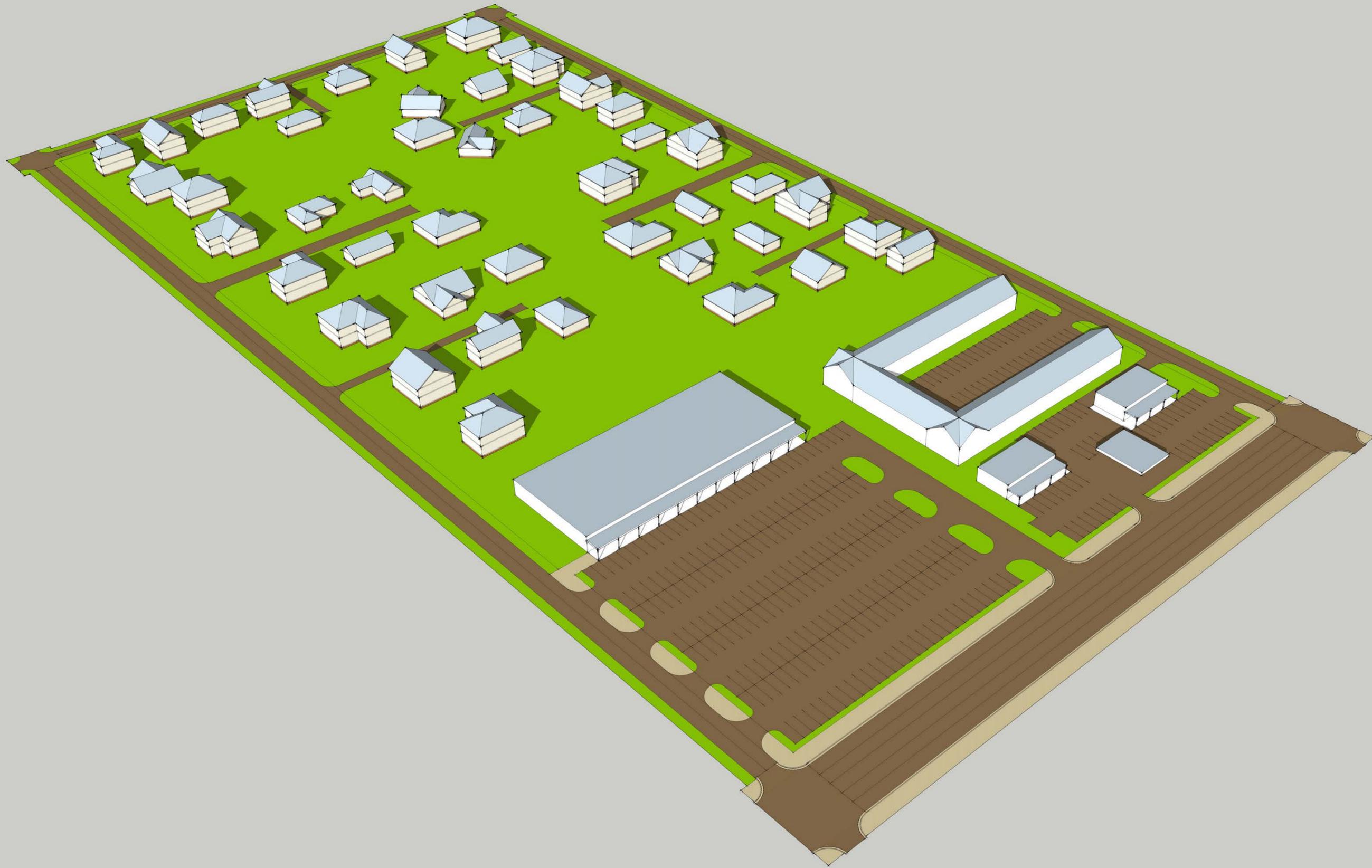


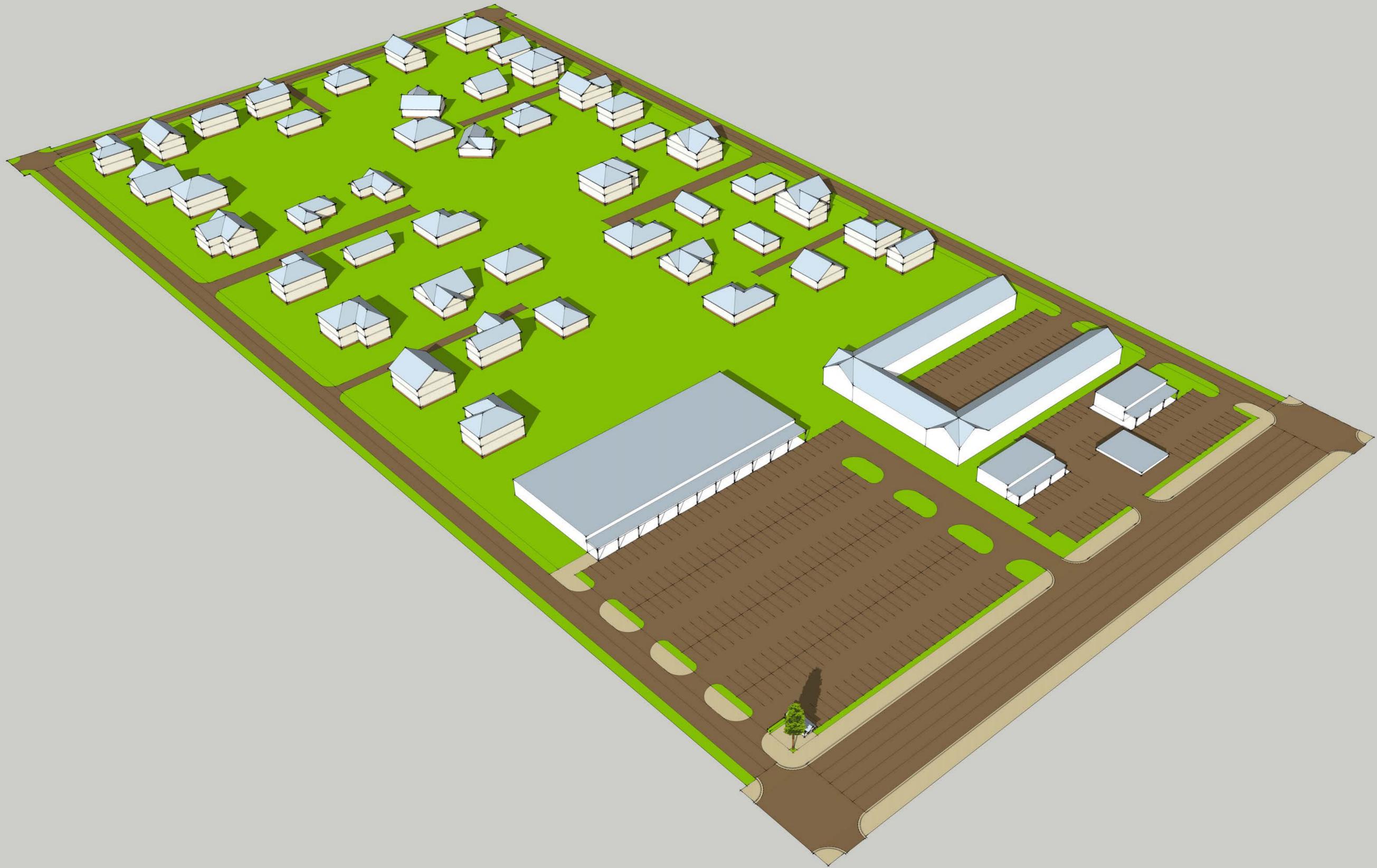
INCREMENTAL DEVELOPMENT



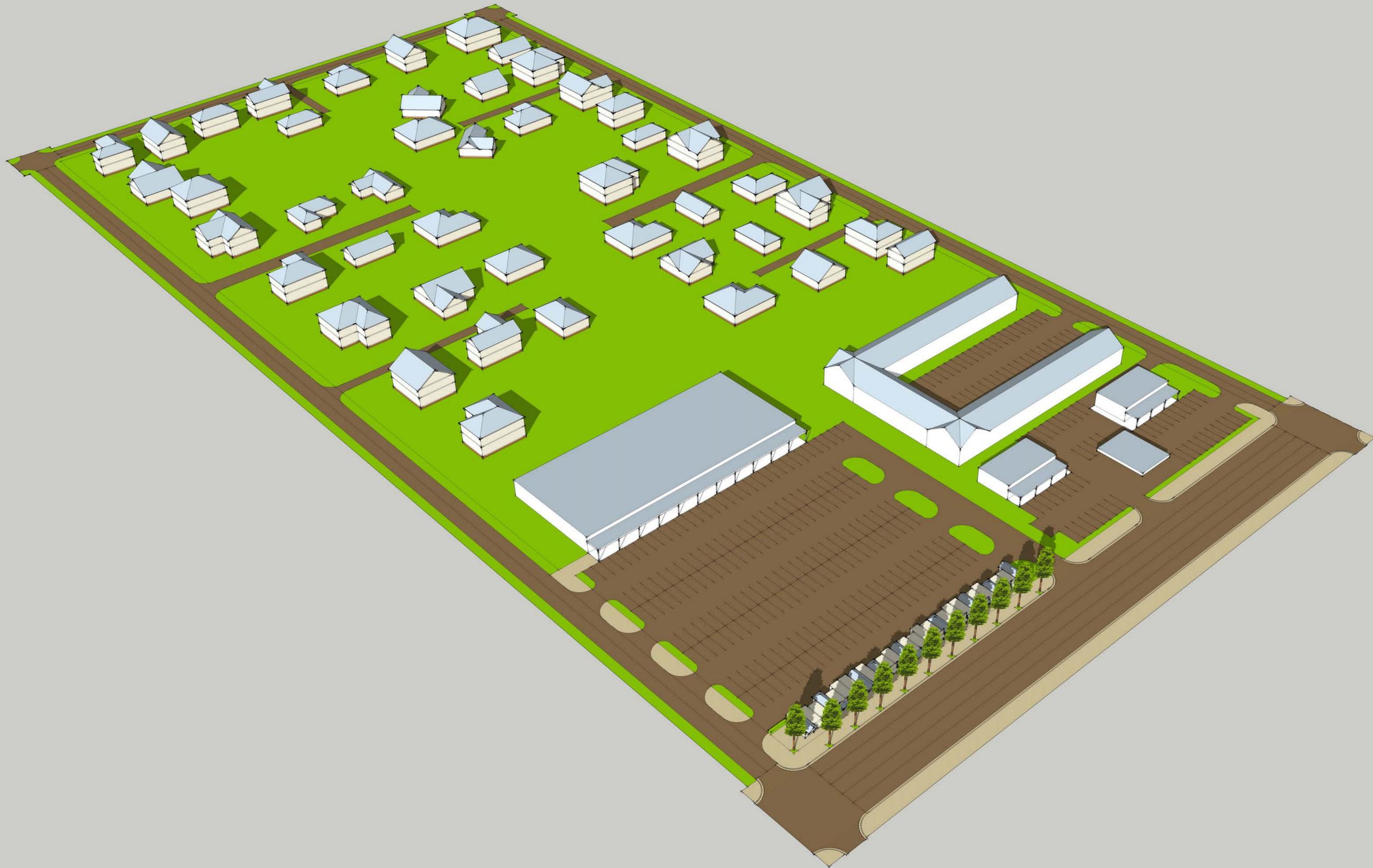
Design: Slone Dawson, Sound Transit

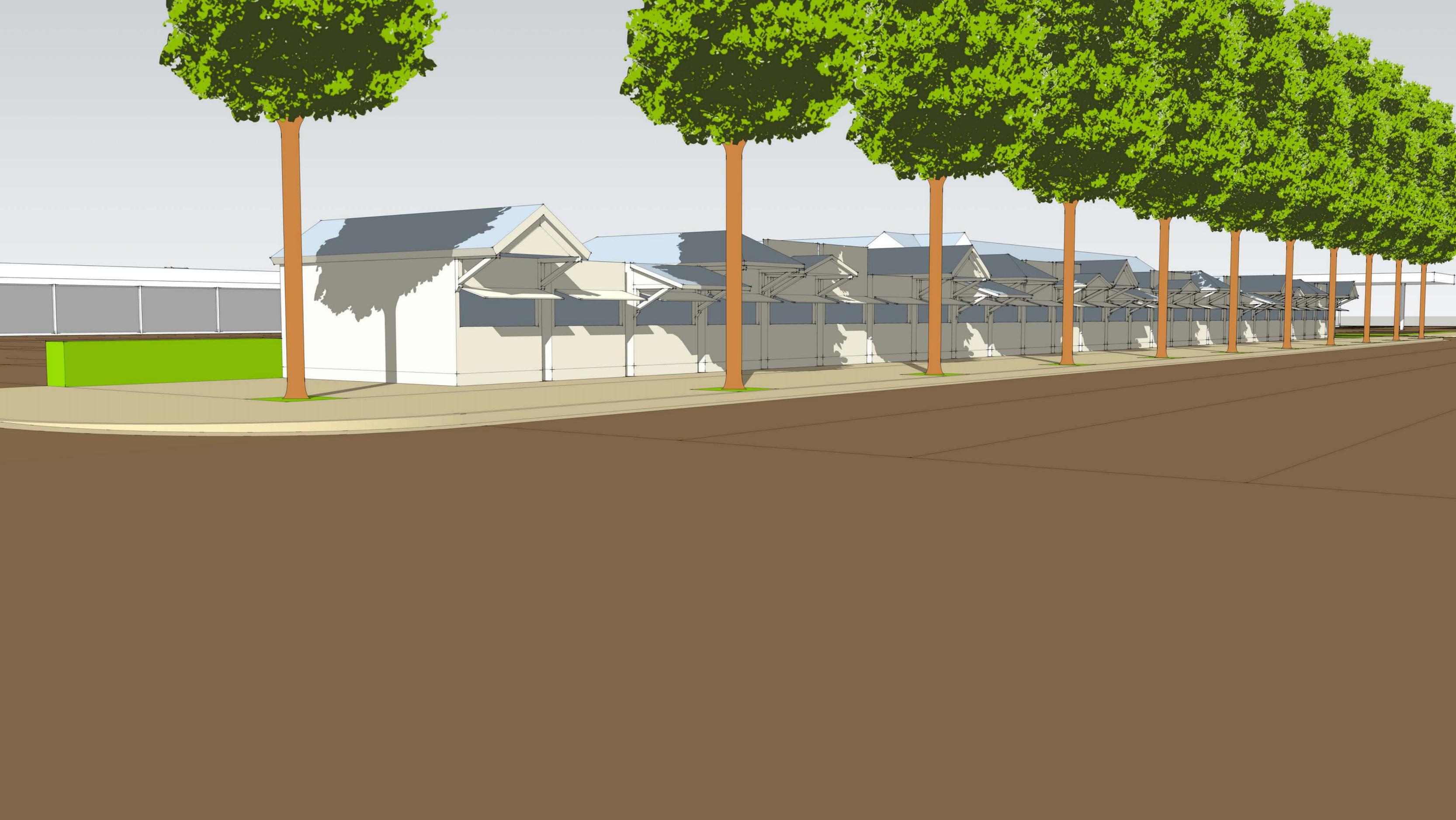
BLOCK REDUCTION



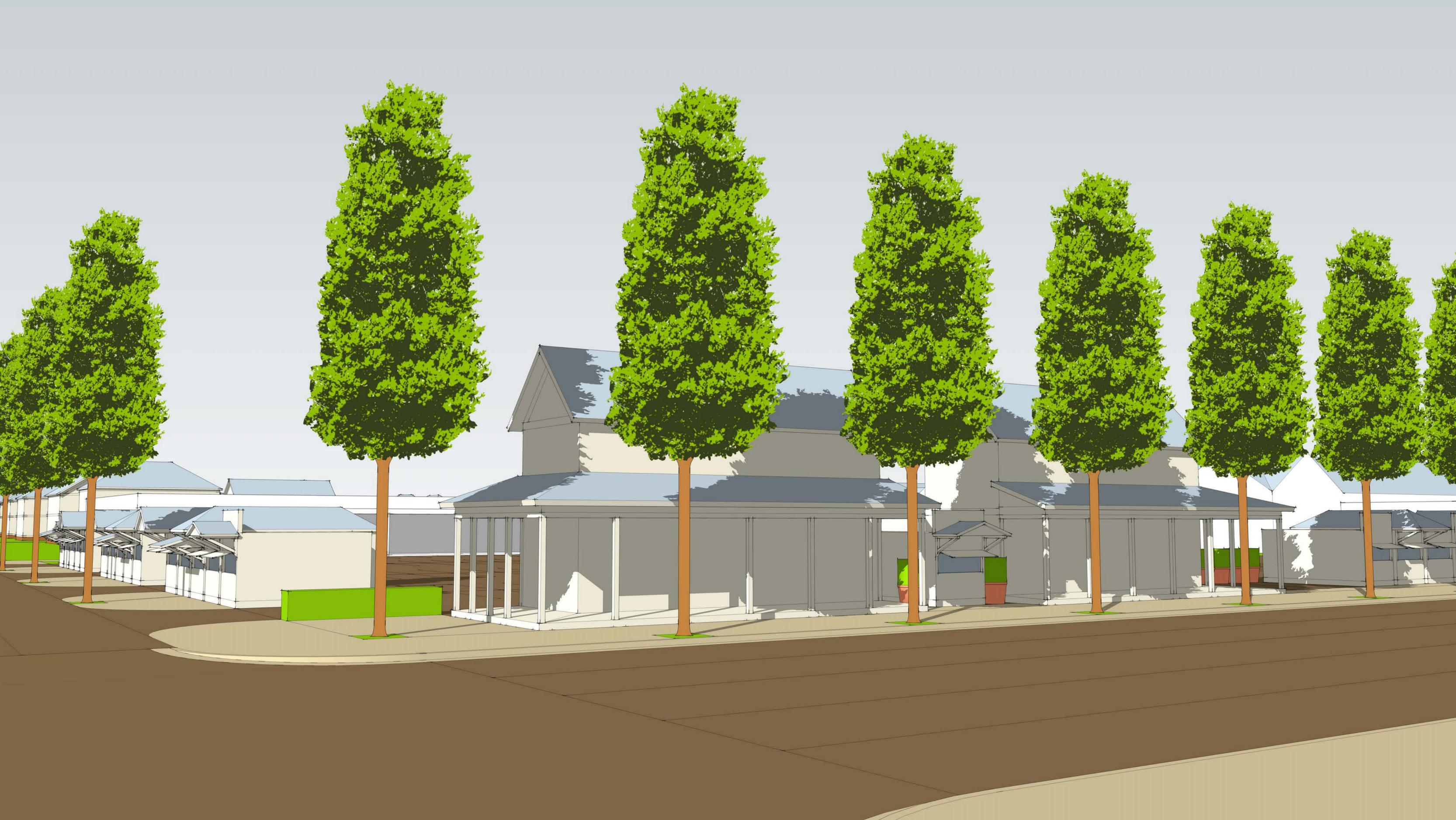












JUSTICE CENTER









CNU 25. Seattle

MAY 3 - 6, 2017



NEXT STEPS

- Traffic Study
 - Re-striping
 - Code Development
 - Rezoning
- 